

Hammond Area Plan Update

Official Community Plan Amending Bylaw No. 8057-2025

Recommendations:

THAT in accordance with Section 475 and Section 476 of the *Local Government Act*, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 8057-2025* on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers the *Official Community Plan Amending Bylaw No. 8057-2025* consistent with the City's Capital Expenditure Plan and Waste Management Plan

THAT *Official Community Plan Amending Bylaw No. 8057-2025*, as amended, be given second reading and forwarded to Public Hearing.

Report Purpose and Summary Statement:

To provide Council with information on the formal referral process with external interest holders and agencies that followed first reading of the Hammond Area Plan Update, *Official Community Plan Amending Bylaw No. 8057-2025*. This report also outlines the strategic adjustments required to align the Hammond Area Plan with recent Provincial Housing legislation and reflect the results of comments received to date from external interest holders and agencies and recommend second reading of the Bylaw and the holding of a Public Hearing.

Previous Council Action:

On September 16, 2025, Council gave first reading to *Official Community Plan Amending Bylaw No. 8057-2025*, to update the Hammond Area Plan to align with Provincial Housing legislation, and directed staff to proceed with the referral strategy outlined in the report.

Strategic Alignment:

Liveable Community

Hammond Area Plan Update Official Community Plan Amending Bylaw No. 8057-2025

BACKGROUND:

The Hammond Area Plan (Area Plan) was first adopted in January 2017 and is one of the more recent of Maple Ridge's area plans. The Area Plan has not been reviewed in its entirety since its adoption and has only had site-specific land use designation changes through development approvals. Since that time, fundamental housing market and legislative shifts have occurred, and several amendments are being proposed to bring the Area Plan into alignment with the new Provincial Legislative Framework (2023-2024).

Changes to the Provincial Legislative Framework:

In November 2023, the Provincial government passed legislation intended to increase housing supply in all B.C. municipalities. The legislation made changes to offer different, more intensified housing types across the province in neighbourhoods that had been traditionally zoned for only residential single-detached and duplex land uses, as well as in the areas near transit hubs and frequent transit corridors.

Given the characteristics of the Hammond neighbourhood, the proposed updates to the Area Plan have primarily been directed by the *Housing Statutes (Residential Development) Amendment Act* (Bill 44) and the *Transit-Oriented Areas Amendment Act* (Bill 47). Bill 44 enables up to three, four, or six units as-of-right on single-detached and duplex zoned lots. The size of the respective parcel and proximity to frequent transit services dictates the possible number of units permitted. Bill 47 requires municipalities to designate Transit-Oriented Areas (TOAs) near transit hubs to permit housing developments that meet a prescribed minimum density framework for allowable height and density.

As per Provincial regulation, local governments, including the City of Maple Ridge, have until December 31, 2025 to update their respective Official Community Plans (OCPs) to align with this new legislation.

Work Completed To Date:

Public engagement in the form of two open houses which were held on March 6 and June 4, 2025. These presented opportunities to inform the public on both the Small-Scale Multi-Unit housing and Transit-Oriented Area related changes that were upcoming through the OCP amendment process.

Official Community Plan Amending Bylaw No. 8057-2025 was presented at the Committee of the Whole meeting on [September 9](#) and Council on [September 16, 2025](#), together with proposed amendments to the Silver Valley Area Plan and Town Centre Area Plan. On September 16 Council gave first reading to *Bylaw No. 8057-2025* and directed staff to proceed with the referral process as outlined in the report. Comments received from external interest holders and agencies on the proposed updates to the Area Plan, are summarized in this report.

DISCUSSION:

This report summarizes the feedback received from external agencies and how this has been incorporated into the amended *Official Community Plan Amending Bylaw No. 8057-2025* (Attachment A).

Referral Process:

Requests for comments were circulated in mid-September to external interest holders and agencies. This included referral requests to:

- Metro Vancouver
- TransLink
- Ministry of Transportation and Transit
- Agricultural Land Commission
- School District No. 42
- City of Pitt Meadows
- Katzie First Nation
- Kwantlen First Nation

The comments received from each agency are summarized below. The full comments can be reviewed in Attachment C.

Metro Vancouver:

Metro Vancouver provided comments from the Regional Planning and Housing Services group. The comments acknowledge that the City's Hammond Area Plan Update is well-aligned with the strategies of Metro 2050, the Regional Growth Strategy, that focus on expanding the supply and diversity of housing across the region. The comments also acknowledge that data has been incorporated from the latest Housing Needs Report into the draft Area Plan, using its findings as a foundation for policy direction. Metro Vancouver offers additional resources on request, including a housing policy dashboard and an inclusionary housing calculator, along with opportunities to connect with peer communities working on similar initiatives.

TransLink:

TransLink staff noted that regional transportation objectives are being met and highlight that TransLink should continue to be consulted for relevant amendments as they arise. TransLink's suggested changes have been largely incorporated into the updated Area Plan and City Staff will continue to work closely with TransLink to ensure continued alignment.

Feedback was provided in a table format, included in Attachment C, with Maple Ridge's responses noted in the appropriate column. This includes changes that have been made to the draft Area Plan including policy references to accommodate deliveries by providing adequate loading and unloading spaces. Should Council support the amendments to the draft Hammond Area Plan, staff will provide the annotated table back to TransLink for their information.

Ministry of Transportation and Transit:

Ministry staff reviewed the referral request and provided limited comments on the Area Plan. Ministry staff noted that they are generally supportive of the proposed amendments through dialogue with staff. City staff will continue to collaborate closely with the Ministry of Transportation and Transit.

Agricultural Land Commission:

Agricultural Land Commission (ALC) staff acknowledged receipt of the City's referral request, however, given the on-going provincial labour dispute, at the time of writing no comments have been received. Should comments be received from the ALC, amendments may be incorporated into a future draft Area Plan, if required and appropriate, including the upcoming Regional Context Statement work anticipated to come before Council for consideration in early 2026.

School District No. 42:

School District staff reviewed the referral request and did not provide any comments. City staff will continue to collaborate closely with the School District over the long term planning and development of Maple Ridge.

City of Pitt Meadows:

Pitt Meadows staff have reviewed the referral request and noted that the changes are mandated by the Province and largely prescribed. It was also noted that the Federal Pitt Meadows Airport Zoning Regulations may have potential implications for development within the Area Plan.

The Transport Canada height restrictions that impact the Area Plan are being reviewed by staff. Further inquiry has been sent to the Pitt Meadows Airport to ensure that the draft Area Plan is in alignment with the regulations.

Katzie First Nation and Kwantlen First Nation:

At time of writing, comments have not been received from Katzie First Nation or Kwantlen First Nation. Staff met in-person with Katzie First Nation staff on September 19, 2025, to discuss projects of interest, including the draft Hammond Area Plan. Staff will continue to engage with both Katzie First Nation and Kwantlen First Nation as opportunities and projects arise.

Hammond Area Plan: Land Use Designations and Area Plan Policies

Official Community Plan Amending Bylaw No. 8057-2025 proposes changes to the Area Plan, largely in response to Provincial housing legislation. Where possible, amendments to align with other updated City strategies, including housekeeping changes such as aligning with the City's updated branding.

The draft Area Plan (Attachment A) has been amended to reflect feedback from external agencies as well as some minor, general administrative adjustments. The changes are summarized below, and a full marked-up version can be viewed in Attachment B.

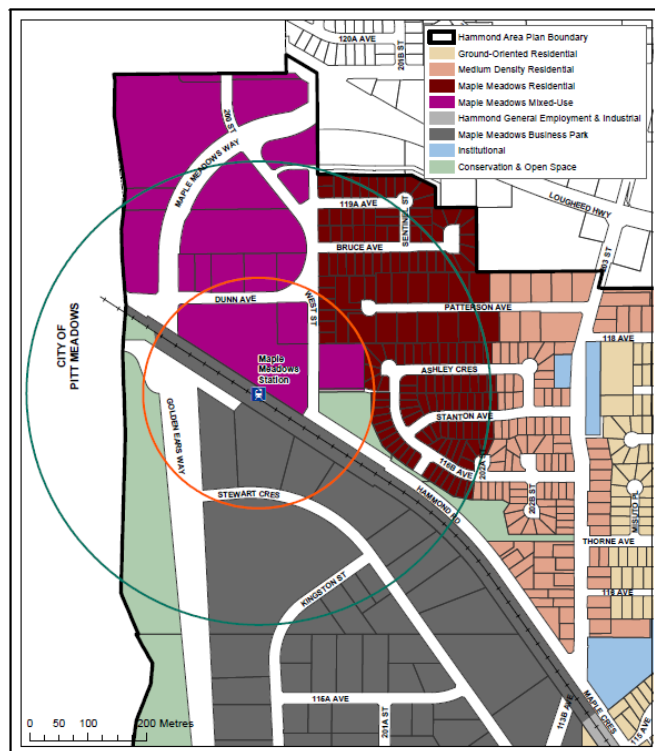
Land Uses Along Corridors & Nodes

Land uses along the key corridors and nodes within the Area Plan have been closely reviewed and updated to reflect any major changes in the intended use for most parcels (Figure 1). These changes were referenced in the first reading report and are primarily administrative in nature. In terms of redesignation of properties to better align with the vision for the area, the following general changes have been made:

1. The land uses within and directly adjacent to the Maple Meadows TOA (Maple Meadows West Coast Express Station) are consistent with provincial requirements and incorporate flexibility - including transitional provisions towards the 203 Street Corridor. Most land uses along the portion of 203 Street north of Hammond Road now supports townhouse, rowhouse and low-rise apartment forms of development.

Staff are exploring density bonus programs for the Transit Oriented Areas, which will be presented to Council for consideration at a later date. Policy provisions noting the possibility of a future density bonus scheme have been included in Attachment A.

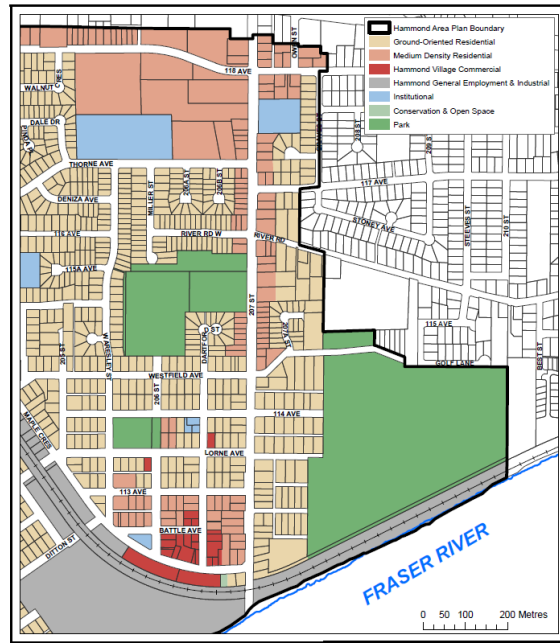
Figure 1. Maple Meadows TOA



2. Similarly, the 207 Street Corridor continues to support medium density levels of development, such as townhouse, rowhouse and low-rise apartments, north of Golf Lane (Figure 2). South of Golf Lane, on the east side of 207 Street, ground-oriented forms of development, such as triplexes and fourplexes, are supported. This offers transitional housing forms while still being mindful that these properties are located within the Fraser River Escarpment Area and must align with the City's building policies regarding this area.

3. The *Hammond Village Commercial Node* at the south end of 207 Street continues to support mixed-use forms of development that reflect this historic commercial area (Figure 2).

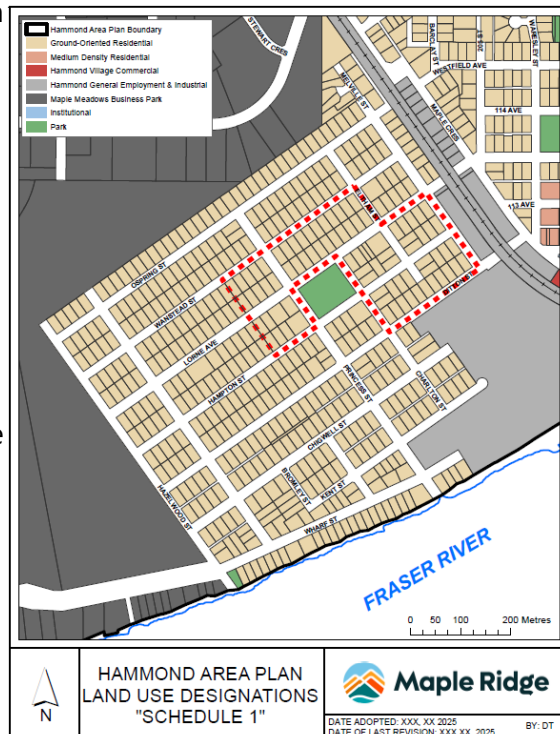
Figure 2. 207 Street Corridor





4. The area shown in red on Figure 3 permits ground-oriented housing forms in the current Area Plan, including Townhouses. The draft Hammond Area Plan proposes that the land use designation of these properties be changed to *Ground-Oriented Residential* which will no longer support the Townhouse use. This change brings the area into alignment with the broader neighbourhood character.

Any in-stream developments proposing townhouses in this area that have passed second reading will be supported as planned. Policies have been incorporated into the Area Plan to facilitate these transitions.

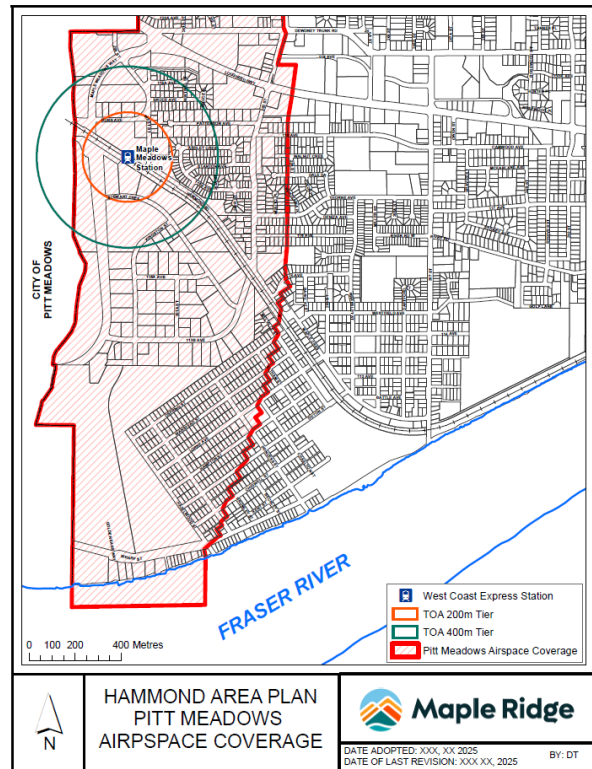
Figure 3. Lower Hammond Precinct



 N	HAMMOND AREA PLAN LAND USE DESIGNATIONS "SCHEDULE 1"	 <small>DATE ADOPTED: XXX, XX, 2025 DATE OF LAST REVISION: XXX, XX, 2025</small>	<small>BY: DT</small>

5. The City of Pitt Meadows provided comments regarding the Airport Zoning Regulation height restrictions for the Pitt Meadows Airport. Staff have illustrated what impact this may have on development within the Area Plan and the Maple Meadows Transit-Oriented Area (Figure 4). The affected area may have height restrictions that supersede both provincial and City regulations.

Figure 4. Pitt Meadows Airspace Coverage



General Comments:

The Area Plan includes many parks and open spaces. No changes have been proposed to where parks and open spaces are located within the area plan, however the land use designation names have been updated for consistency:

- **Park:** For lands that are actively being used for park uses, such as neighbourhood parks and recreation spaces.
- **Conservation & Open Space:** This designation is for land that is more environmentally sensitive and/or naturalized, and is typically not actively used for programming.

Noting the on-going work related to the Hammond Community Centre, the associated sites have retained their *Park* designation. However, staff note that the full suite of *Institutional* uses are permitted under this designation, including both recreational and civic uses.

The first reading copy of the updated Area Plan consolidated the previous *Infill General Employment*, and *Hammond General Industrial* designations into the *Hammond General Employment & Industrial* designation. Additional policies to clarify lot size and use in these land uses have been incorporated into the updated Area Plan.

NEXT STEPS:

Should *Official Community Plan Amending Bylaw No. 8057-2025* receive second reading, staff will forward the bylaw to the next available Public Hearing, and proceed through the standard land use bylaw adoption process, as shown in Figure 5.

Figure 5. Bylaw Adoption Process



New and in-stream development applications within the Area Plan will continue to be evaluated against the proposed Schedule 1 in Attachment A, while the OCP Amending Bylaw moves through the approvals process.

Official Community Plan Amending Bylaw No. 8057-2025 is a part of the work underway to meet the requirements from the Province. The City has until December 31, 2025 to update its Official Community Plan to align with the Provincial housing legislative framework and regulations.

Strategic Alignment:

The proposed update of the Area Plan aligns with the Liveable Community pillar of the 2023-2026 Council Strategic Plan, and advances the City's commitment to fostering a 'Liveable Community' by promoting housing diversity and accessibility.

Financial Impact:

The amendment process aligns with the financial allocations under the 2025 Planning and Building Department's budget and work plan.

CONCLUSION:

With the referral process for external interest holders and agencies now complete, the feedback received has been incorporated into an updated draft Area Plan. Staff are recommending that Council read the Hammond Area Plan Update – *Official Community Plan Amending Bylaw No. 8057-2025, as amended*, a second time and forward to Public Hearing.

"Annie Slater-Kinghorn"

Prepared by: Annie Slater-Kinghorn, Community Planner

Attachments:

- (A) *Official Community Plan Amending Bylaw No. 8057-2025*
- (B) Hammond Area Plan – Marked-Up Copy
- (C) Referral Comments – External Interest Holders and Agencies

Report Approval Details

Document Title:	Hammond Area Plan Update - Second Reading.docx
Attachments:	- Attachment A - Official Community Plan Amending Bylaw No. 8057-2025.pdf - Attachment B - Hammond Area Plan (Marked Up Copy).pdf - Attachment C - Referral Comments - External Interest-Holders and Agencies.pdf
Final Approval Date:	Oct 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Amanda Grochowich, Manager of Community Planning

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer